



An
Bord
Pleanála

Board Direction
BD-004155-19
ABP-304151-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/1/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

- 1 The subject site is situated on land zoned for general employment in the Fingal County Development Plan 2017-2023. Such zoning permits, in principle, petrol stations and restaurants/cafes to serve the local working population. Having regard to the scale and form of the proposed development, which includes the provision of a drive-through restaurant, extensive food offerings and communal dining, it is considered that the proposed ancillary uses would compete with the principle use as a petrol station, and would provide a restaurants/café which would extend substantially beyond the local working population. The proposed development would therefore, materially contravene the land use zoning objective of the site and would not be in accordance with the proper planning and sustainable development of the area.
- 2 Objective MT42 of the Fingal County Development Plan 2017-2023 and the Spatial Planning and National Roads Guidelines for planning authorities requires that the capacity of National Roads and their junctions, provided primarily for major interurban and inter-regional strategic traffic, is protected. The proposed development, by creating a destination which could potentially compromise the

capacity and efficiency of the national road and the adjacent Cherryhound Interchange and lead to the premature and unacceptable reduction in the level of service available to national road users, would contravene the guidelines and be contrary to the proper planning and sustainable development of the area.

- 3 By reason of its design, location, scale and form, the proposed building does not give sufficient definition to the roundabout or achieve a development of sufficiently high quality at this key site to constitute a landmark building, as required by its location at a node within the Cherryhound Local Area Plan, and the proposed development would thereby be contrary to the proper planning and sustainable development of the area.

- 4 Having regard to the scale and form of the proposed development, which includes substantial food offerings, communal seating and a drive-through restaurant, it is considered that the proposal would undermine the role, function and viability of future development at the primary service node identified in the Cherryhound Local Area Plan at the lower roundabout south west of the site and would thereby be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/10/2019

John Connolly